

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Lee's Place 5th Addition No. 03005

DATE: April 7, 2003

SCHEDULED PLANNING COMMISSION MEETING:

DATE: April 16, 2003

PROPOSAL: A final plat consisting of 36 lots and 1 Outlot.

LAND AREA: 8.43 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat.

<u>RECOMMENDATION:</u>

Approval

GENERAL INFORMATION:

LOCATION: S.W. 16th St. and W. Van Dorn St.

EXISTING ZONING: R-3, Residential

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North: R-3, Residential

South: AG, Agriculture

East: R-3, Residential

West: R-3, Residential

HISTORY: Lee's Place Preliminary Plat was approved by City Council on November 8, 1999.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Executive Orders have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. An escrow of security fund has been accepted for the completion of sidewalks, street trees and landscape screen.

3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by:

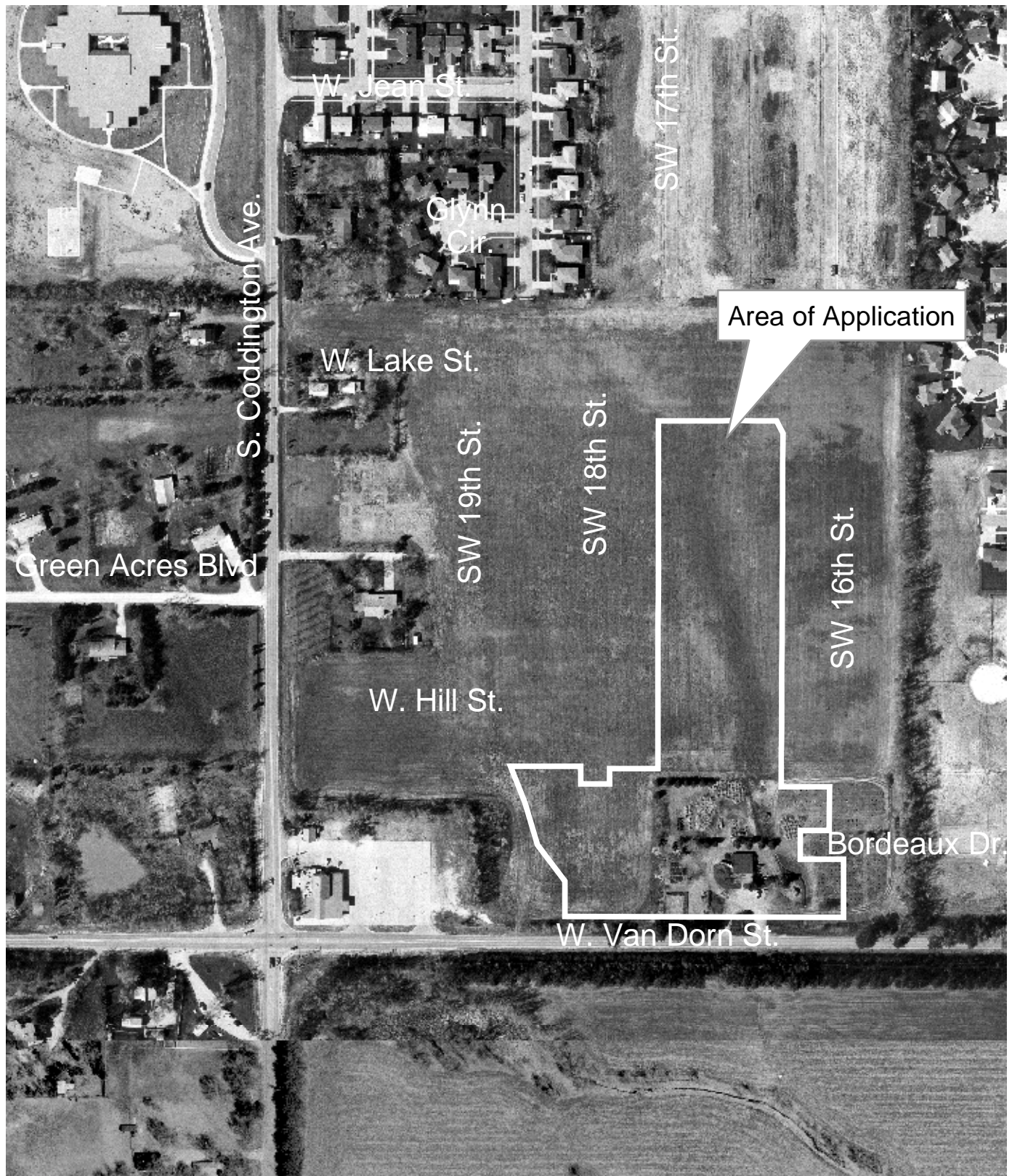
Tom Cajka
Planner

Applicant: Richard C. Krueger
Krueger Development, Inc.
2929 Pine Lake Rd.
Lincoln, NE 68516
(402) 423-7377

Owner: same as applicant

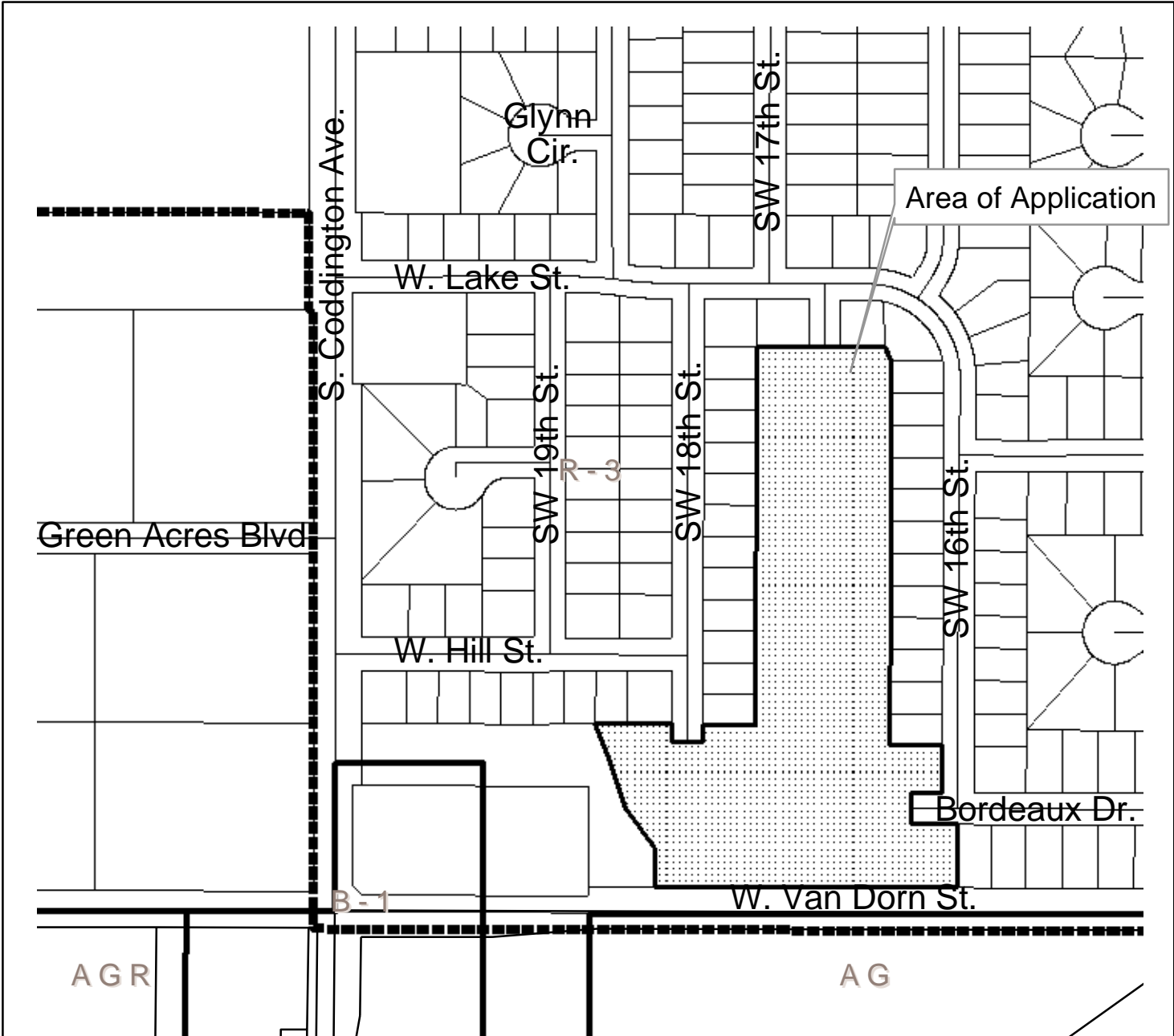
Contact: Lyle Loth
ESP
601 Old Cheney Rd. Suite A
Lincoln, NE 68512
(402) 421-2500

attachments: Information from the applicant.
Technical information.



Final Plat #03005
Lees' Place 5th Addition
SW 17th & Van Dorn St.

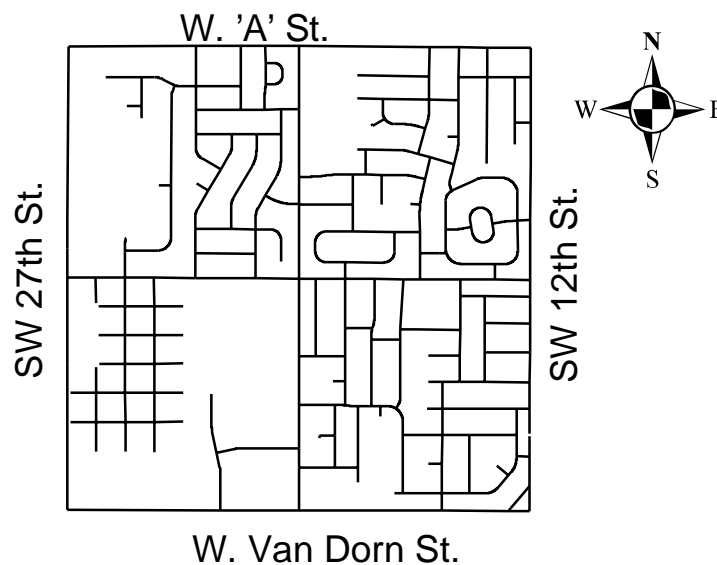
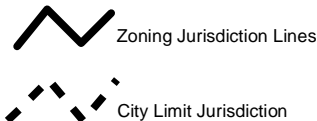




Final Plat #03005
Lees' Place 5th Addition
SW 17th & Van Dorn St.
Zoning:

One Square Mile
 Sec.33 T10N R06E

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District



LEE'S PLACE 5TH ADDITION

BASED ON LEE'S PLACE ADDITION
PRELIMINARY PLAT NO. 99010

- Ⓐ S 00°16'35" E 36.20'
- Ⓑ N 89°43'25" E 60.00'
- Ⓒ N 00°16'35" W 31.99'
- Ⓓ N 89°43'25" E 100.00'
- Ⓔ N 88°48'21" E 60.00'
- Ⓕ N 89°43'25" E 85.00'
- Ⓖ S 89°48'55" W 59.95'
- Ⓗ S 00°11'05" E 60.00'
- Ⓘ N 89°48'55" E 90.05'

Ⓕ CURVE DATA
Δ = 89°54'30"
R = 125.00'
L = 196.15'

